



Walpole Fire Department

Emergency Services

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To: Board of Appeals
From: Paul C. Barry, Deputy Fire Chief **PCB**
Date: January 5, 2021
RE: Location: 48 Burns Avenue - 40B

The Fire Department has reviewed the revised plans for the above mentioned location; we have the following comments to offer the Board:

1. The proposed new road layout should require a re-evaluation of the street name of the proposed roadway. Brook Lane or an alternative should be discussed.
2. Per the Massachusetts State Comprehensive Fire Code 527 CMR 1, we were unable to locate the fire road access plan for the revised site plan dated 10/22/20.
 - a. 18.1.3.1 Fire Apparatus Access. Plans, where required, for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.
 - b. 18.1.1.4 - The fire road access road plan must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by sweep path analysis and turn simulation software.
 - c. 18.1.1.5 -The fire apparatus access plans shall bear the seal and signature of the responsible registered professional engineer.
3. The proposed roadway shall be paved, as well as, constructed and maintained to support fire apparatus.
 - a. 527 CMR 1 18.2.2.1.1 "Approval of access roads shall be subject to the AHJ and capable of supporting the imposed loads of fire apparatus and shall be provided with an all weather driving surface and shall be maintained as provided."
4. The minimum road width per the Massachusetts Fire Code is 20 feet.
 - a. 527 CMR 1 18.2.3.4.1.1 Fire Department access roads shall have an unobstructed width of not less than 20 feet.
5. A road width of 20 feet will require parking restrictions with appropriate signage and markings.

- a. No parking signs and pavement markings shall be required.
 - b. 527 CMR 18.2.3.5.1 Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.
6. We question if there will be sufficient visitor parking for this 40 unit proposed project, any on street parking on a 20 feet wide roadway has the potential to impede public safety access.
7. The fire department does not support the recommendation for speed humps (page 5 Green International's letter dated 11/16/20).
8. Year round maintained access shall be provided to each sprinkler room. Sprinkler rooms should have direct access from the exterior and not be contained in an individual unit.
9. At least one key lock box shall be required for each structure. A master key system is requested.
10. Roadside landscaping needs to take in consideration overgrowth into the street, and prohibit plantings which will impede fire apparatus access.

If there are any questions or concerns please contact me.